

Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

## STAFF REPORT

P.C. 07-14-04

C.C. 08-10-04

File Number  
PDC04-042

Application Type  
Planned Development Rezoning

Council District  
6

Planning Area  
Willow Glen

Assessor's Parcel Number(s)  
434-31-018

### PROJECT DESCRIPTION

Completed by: Ed Schreiner

Location: North side of Willow Glen Way approximately 250 feet east of Bird Avenue

Gross Acreage: 0.26

Net Acreage: 0.24

Net Density: 8.3 DU/AC

Existing Zoning: R-1-8

Existing Use: Single Family Residential

Proposed Zoning: A(PD) Planned  
Development

Proposed Use: Single Family Residential

### GENERAL PLAN

Completed by: ES

Land Use/Transportation Diagram Designation  
Medium-Low Density Residential (8 DU/AC)

Project Conformance:  
☒ Yes   ☐ No  
☐ See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: ES

North: Single Family Residential   R-1-8 Residence District

East: Single Family Residential   R-1-8 Residence District

South: Elementary School   R-1-8 Residence District

West: Single Family Residential   R-1-8 Residence District

### ENVIRONMENTAL STATUS

Completed by: ES

☐ Environmental Impact Report found complete  
☐ Negative Declaration circulated on  
☐ Negative Declaration adopted on

☒ Exempt  
☐ Environmental Review Incomplete

### FILE HISTORY

Completed by: ES

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**PUBLIC AGENCY COMMENTS RECEIVED**

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Completed by: ES

**Department of Public Works**

None received

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**Other Departments and Agencies**

City of San Jose Fire Department, dated May 13, 2004

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**GENERAL CORRESPONDENCE**

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None received

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The applicant is requesting to rezone the subject 0.26 gross-acre site from R-1-8 Residential to A(PD) Planned Development Residential Zoning to allow the development of two single family dwellings. The subject property is a “through lot” with frontage on both Carmel Drive and Willow Glen Way. Street dedication of approximately 20 feet of the property frontage on Carmel Drive will be required with this project, reducing the overall area of the site to less than a quarter acre. The site currently is developed with one single-family residence, which fronts onto Willow Glen Way. The applicant is proposing to split the lot and construct a second single-family residence with frontage on Carmel Drive. East, west and north of the site are single-family residences. To the south is River Glen Elementary School.

**ENVIRONMENTAL REVIEW**

Under the provisions of Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) this project is found to be exempt in that it consists of the construction of fewer than four single-family residences in an urbanized area.

## **ANALYSIS**

The primary issue for this project is compatibility with the development pattern of the surrounding neighborhood. Most of the properties on this block have already been subdivided into lots that are very similar in size and configuration to those proposed through this rezoning. The proposed rezoning will allow the construction of a new single-family house with frontage on Carmel Drive consistent with the development pattern on the south side of Carmel Drive. The attached Draft Development Standards for this Planned Development Zoning are very close to that of the R-1-8 Residence District, with the exception of the minimum lot size, which is proposed to be 5,100 square feet instead of the 5,445 square feet required in the R-1-8 District. As noted above, required street dedication has reduced the overall site acreage to less than a quarter acre. Staff will work with the applicant at the Planned Development Permit stage to revise the house design to reduce the prominence of the garage, consistent with the recommendations of the Residential Design Guidelines. Based on this analysis, staff concludes that the proposed project is compatible with the development pattern of the surrounding neighborhood.

## **PUBLIC OUTREACH**

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public.

## **COORDINATION**

This project was coordinated with the Department of Public Works, Fire Department, Building Division, Environmental Services Department and the City Attorney.

## **RECOMMENDATION**

Planning staff recommends approval of the proposed zoning for the following reasons:

1. Using the Two-Acre Rule, the proposed rezoning is in conformance with the General Plan